

PROPERTY LOCATION

No	Alt No	Direction/Street/City
433	-435	SUMMER ST, ARLINGTON

OWNERSHIP

Owner 1:	HIGGINSON JOEL		
Owner 2:			
Owner 3:			
Street 1:	435 SUMMER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	HIGGINSON JOEL--ETAL -		
Owner 2:	HIGGINSON NICOLINA J -		
Street 1:	14 SKYEWOOD DR		
Twn/City:	STONEHAM		
St/Prov:	MA	Cntry:	
Postal:	02180		

NARRATIVE DESCRIPTION

This parcel contains 7,380 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Aluminum Exterior and 1960 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16942	Total SF/SM:	7380	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	404,084	Spl Credit	Total:	404,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7380.000	347,800		404,100	751,900
Total Card	0.169	347,800		404,100	751,900
Total Parcel	0.169	347,800		404,100	751,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		383.62	/Parcel: 383.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	347,800	0	7,380.	404,100	751,900	751,900	Year End Roll	12/18/2019
2019	104	FV	274,300	0	7,380.	409,900	684,200	684,200	Year End Roll	1/3/2019
2018	104	FV	274,300	0	7,380.	305,900	580,200	580,200	Year End Roll	12/20/2017
2017	104	FV	257,300	0	7,380.	277,100	534,400	534,400	Year End Roll	1/3/2017
2016	104	FV	257,300	0	7,380.	265,500	522,800	522,800	Year End	1/4/2016
2015	104	FV	235,300	0	7,380.	225,100	460,400	460,400	Year End Roll	12/11/2014
2014	104	FV	235,300	0	7,380.	213,600	448,900	448,900	Year End Roll	12/16/2013
2013	104	FV	244,800	0	7,380.	203,200	448,000	448,000		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
5/28/2009	Measured	189	PATRIOT
4/11/2009	Meas/Inspect	197	PATRIOT
2/16/2000	Inspected	276	PATRIOT
1/12/2000	Measured	264	PATRIOT
8/5/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	50054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

APPRaised:
USE VALUE:
ASSESSed:

751,900 /
751,900 /
751,900 /

751,900
751,900
751,900

1 of 1
CARD

Residential

ARLINGTON

